

COMMITTEE AMENDMENT FORM

DATE: 05/16/07

COMMITTEE ZONING PAGE NUM. (S)

ORDINANCE I. D. #07-O-0628 SECTION (S)

RESOLUTION I. D. #07-R- PARA.

AMENDS THE LEGISLATION BY ADDING ONE (1) CONDITION A
SITE PLAN DATED 4/20/06.

AMENDMENT DONE BY COUNCIL STAFF 05/16/07

**Conditions for
Z-07-23 for 1339 and 1297 Northwest Drive, N.W.**

1. Site plan titled Northwest Drive Townes, dated 4/20/06 and submitted to the Bureau of Planning on 2/13/07.

PLANNERS AND ENGINEERS COLLABORATIVE
 THE PROVIDE SOLUTIONS™
 150 RESEARCH COURT • NORCROSS, GEORGIA 30092 • (770) 931-9908 • FAX (770) 931-9908
 CITY OF ATLANTA
 1000 MANSELL EXCHANGE WEST
 ATLANTA, GEORGIA 30309
 PHONE: 770-993-9908

REVISIONS:

NO.	DATE	BY	REVISIONS
1	02/11/2007	MR. BRYAN FLINT	REVISED SITE PLAN

REZONING SITE PLAN

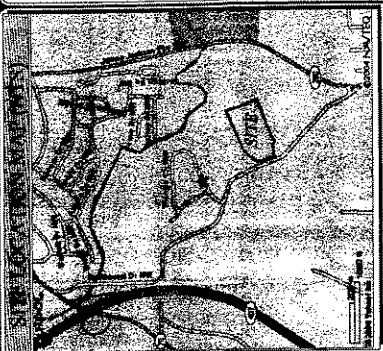
SHEET TITLE

SCALE: 1" = 80'

DATE: FEB 11, 2007

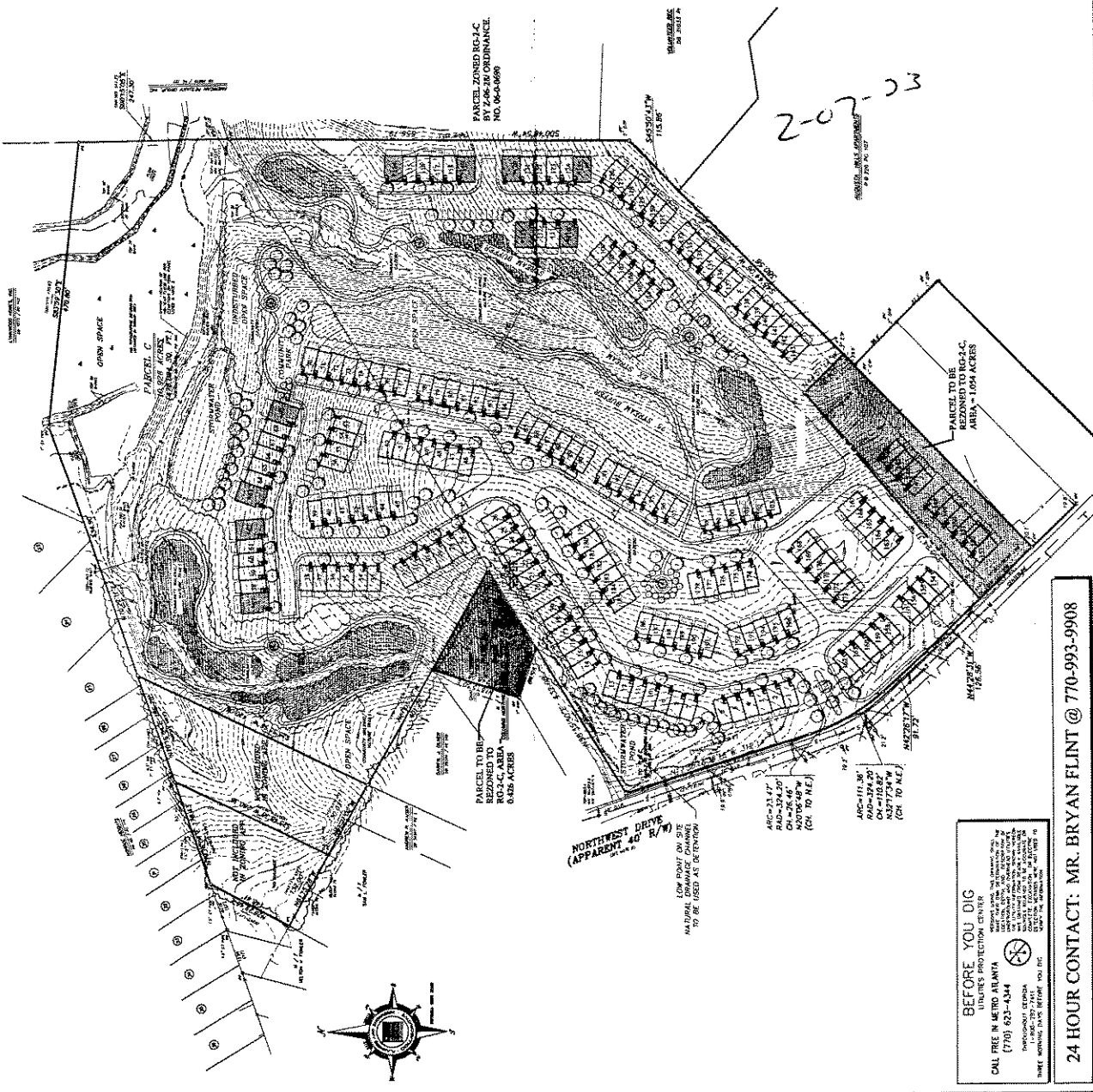
PROJECT: 0501200A

THE SCALE ONLY INDICATES CONVEYED DIMENSIONS AND NOT NECESSARILY THE ACTUAL DIMENSIONS. DIMENSIONS SHOWN ON THIS PLAN SHALL BE USED AS THE BASIS FOR THE PROJECT.



SITE DATA

ORIGINAL AREA	(246-29) 25.83 ACRES
TOTAL SITE AREA	27.31 ACRES
EXISTING ZONING	R-44 RESIDENTIAL
PROPOSED ZONING	RG-2C
ZONING JURISDICTION	CITY OF ATLANTA
TOWNSHIP UNITS	196 UNITS
TYP. 22.5' X 100' UNITS	196 UNITS
TOTAL ACRES	27.31 ACRES
TOTAL DENSITY	7.18 UNITS/ACRE
RG-2C SETBACKS	
FRONT TO FRONT	60 FEET
REAR TO REAR	45 FEET
SIDE TO SIDE	20 FEET
TOTAL AREA OF OPEN SPACE	12.54 ACRES
PERCENTAGE OF OPEN SPACE	45.9% (includes Open Space)
OPEN SPACE INCLUDES STREAM BUFFERS AND DETENTION	45.16% (includes Open Space)
TOTAL AREA OF BUILDING PAIRS	5.14 ACRES
FAR	0.199
PERCENTAGE OF OPEN SPACE	12.54 ACRES
PERCENTAGE OF SITE (PROVIDED)	45.7% (includes Open Space)
OPEN SPACE INCLUDES STREAM BUFFERS AND DETENTION	45.16% (includes Open Space)
TOTAL AREA OF BUILDING PAIRS	5.14 ACRES
FAR	0.189



BEFORE YOU DIG
 UNIFORM PROTECTION CENTER
 CALL FREE IN METRO ATLANTA
 (770) 623-4344
 DEPARTMENT OF TRANSPORTATION
 THREE MORNING STAR DRIVE, SUITE 100
 ATLANTA, GA 30328

24 HOUR CONTACT: MR. BRYAN FLINT @ 770-993-9908

Z-07-23

City Council
Atlanta, Georgia

07-0-0628

AN ORDINANCE
BY: ZONING COMMITTEE

Z-07-23
Date Filed: 2-13-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1339 and 1297 Northwest Drive, N.W.**, be changed from the R-4A (Single family Residential) District to the RG-2-C (Residential General Sector 2-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 258, 17th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTIONS
1339 NORTHWEST DRIVE

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 258 of the 17th District, Fulton County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, Commence at the intersection of the South Line of Land Lot 258 and the easterly right of way line of Northwest Drive (Apparent 40' right of way), thence along said right of way line 1127.00 to an iron pin found, said point being the TRUE POINT OF BEGINNING, thence continuing along said right of way line North 44 degrees 31 minutes 48 seconds West a distance of 120.00 feet to a point; thence leaving said right of way line North 50 degrees 24 minutes 31 seconds East a distance of 440.45 feet to a iron pipe found (1" open top pipe); thence South 44 degrees 51 minutes 14 seconds East a distance of 89.27 feet to a iron pipe found (2" closed top pipe); thence South 46 degrees 24 minutes 24 seconds West a distance of 439.38 feet to a iron pin found on the easterly right of way line of Northwest Drive and the TRUE POINT OF BEGINNING.

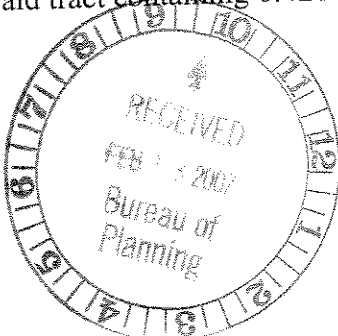
Said tract containing 1.055 acres (45,937 square feet).

1297 NORTHWEST DRIVE

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 258 of the 17th District, Fulton County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence from the intersection of the South Line of Land Lot 258 and the Easterly right-of-way line of Northwest Drive (Apparent 40' right-of-way), thence northerly along said right-of-way line 1,915.3 feet to a point; thence leaving said right-of-way line of Northwest Drive North 58 degrees 35 minutes 30 seconds East a distance of 280.31 feet to an iron pin found (1" Open Top Pipe) and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING as thus established; thence North 70 degrees 21 minutes 32 seconds West a distance of 84.96 feet to an iron pin found (1" Open Top Pipe); thence North 18 degrees 15 minutes 50 seconds East a distance of 148.08 feet to an iron pin found; thence South 61 degrees 05 minutes 29 seconds East a distance of 186.36 feet to an iron pin found (1" Open Top Pipe); thence South 58 degrees 35 minutes 30 seconds West a distance of 151.77 feet an iron pin found (1" Open Top Pipe) and the TRUE POINT OF BEGINNING.

Said tract containing 0.426 acres (18,575 square feet).



RCS# 1104
4/16/07
2:57 PM

Atlanta City Council

REGULAR SESSION

0628

MULTIPLE

07-O-0602,0571,0599,0626-0638,0642

REFER ZRB/ZONE

YEAS: 10
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 4
EXCUSED: 1
ABSENT 1

Y Smith	Y Archibong	E Moore	Y Mitchell
Y Hall	Y Fauver	B Martin	NV Norwood
Y Young	Y Shook	Y Maddox	NV Willis
NV Winslow	Y Muller	Y Sheperd	NV Borders

MULTIPLE